



City Council Housing Subcommittee

Project Homekey

September 22, 2020

City of Milpitas

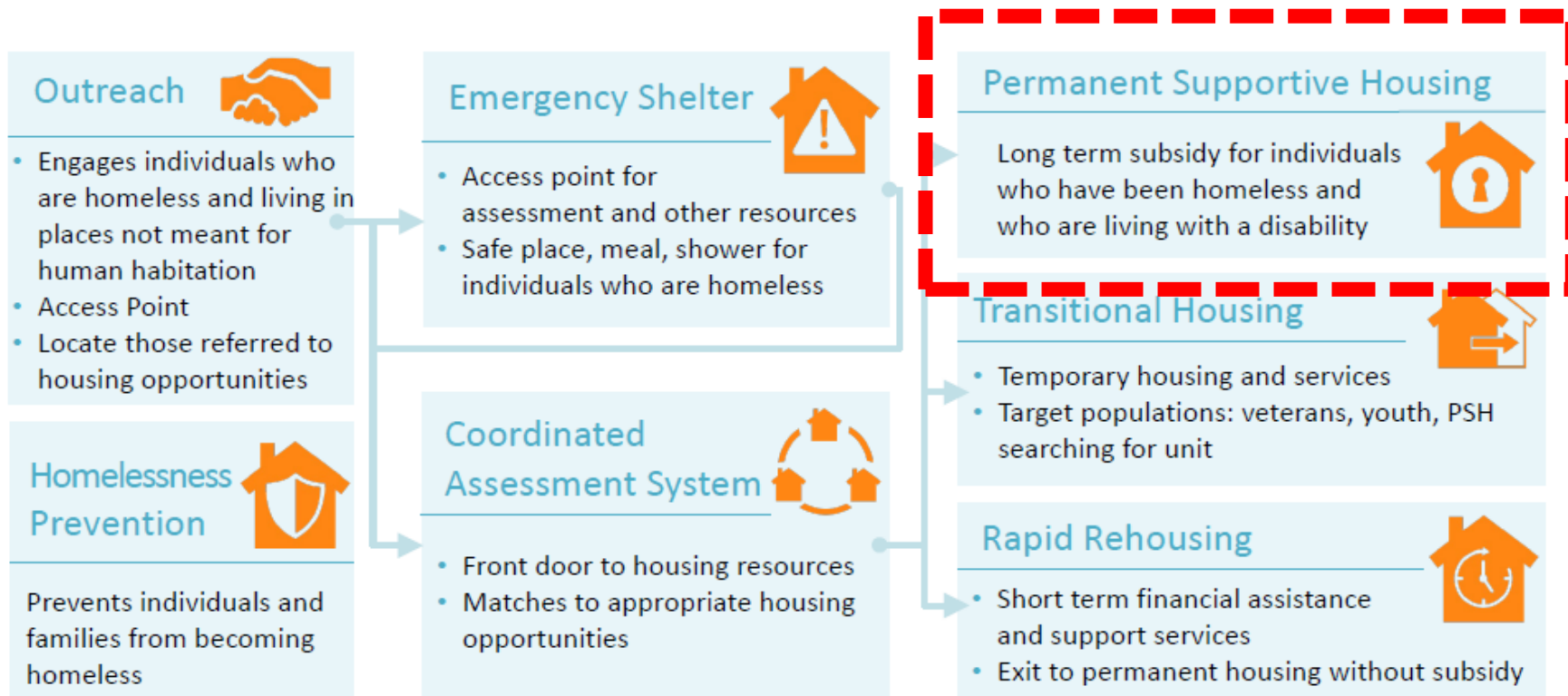
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Project Homekey

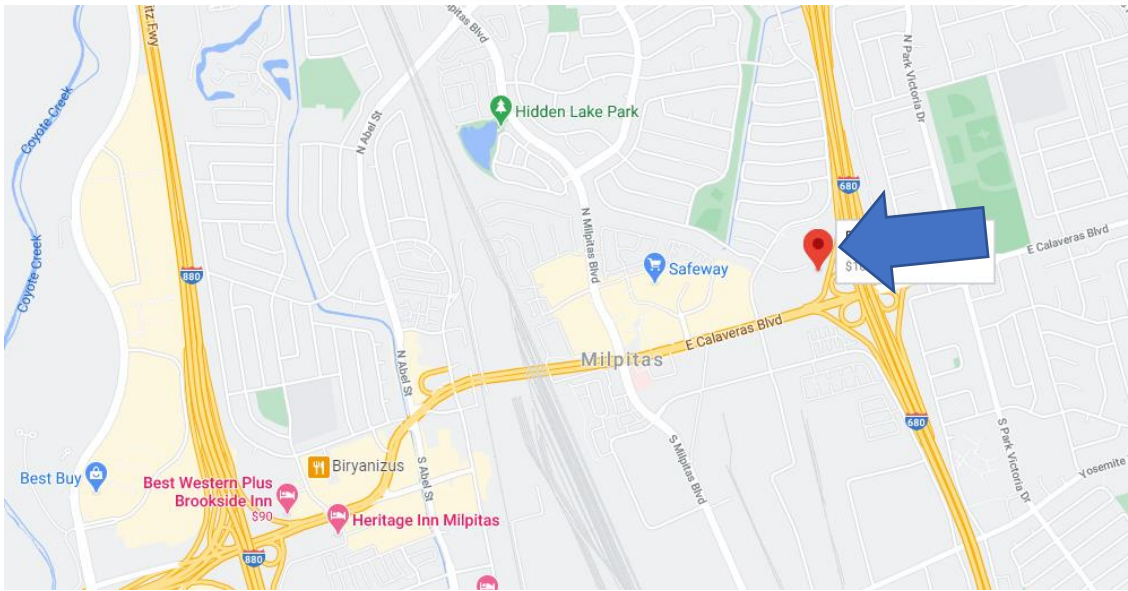
- State's response to protecting individuals and families experiencing homelessness; administered by HCD
- \$600M grant funding
 - Local public entities; may apply jointly with development partners
 - To purchase and convert hotels, motels, and vacant apartment buildings into interim or long-term permanent housing
 - \$550M Federal Coronavirus Aid Relief Fund
 - Expended by December 30, 2020
 - Bay Area \$91M allocation
 - \$50M State General Fund
- Co-applicant for Homekey grant: County and Jamboree Housing



Santa Clara County's Supportive Housing System



Extended Stay America Hotel: 1000 Hillview Court



Proposed Extended Stay America Hotel Conversion

Convert into 132-unit permanent supportive housing facility

All units have kitchenettes

Ground floor community space:

Kitchen, laundry, case management offices, counseling rooms, computer room, large rooms for social events

Programs on life skills, wellness classes, educational programs

Accessibility upgrades, short construction period, competitive for Homekey

Population: Individuals experiencing homelessness

State \$29.2M (32% of Bay Area allocation), County to match with Measure A

First development in Milpitas fully dedicated for permanent supportive housing



Assembly Bill No. 83

- Governor Newsom signed bill on June 29, 2020
- Significant land-use streamlining for Homekey projects
 - Homekey projects shall not be subject to discretionary review or approvals
 - Homekey projects are “by-right”
- AB 83 will allow units of Homekey project to be counted toward Regional Housing Needs Allocation (RHNA) goals
 - 132 very low to extremely low income units



Estimated Timeline

Homekey Award	HCD awards grant on a rolling basis; Sept. 21, 2020, \$29.2M
Community Education Meeting	October 2020
Building Permits (Phasing: Units, Community Space)	September – November, 2020
County Measure A Funding	October 2020
Closing	November 2020
Construction and Inspection (Phasing: Units, Community Space)	November 2020 – March 2021



Public-Private Partnership – Ending Homelessness

County of Santa Clara Office of
Supportive Housing

- Co-applicant for Homekey

Affordable Housing Developer
Jamboree Housing Corporation

- Co-applicant for Homekey

Destination: Home

- Education and Advocacy

City of Milpitas

- Facilitator; Building Permit Process

